



ZONING COMMISSION AGENDA

**Wednesday, January 10, 2018
Work Session 11:30 AM
City Council Conference Room 290
Public Hearing 1:00 PM
Council Chamber
2nd Floor – City Hall
200 Texas St.
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

Melissa McDougall, Chair, CD 5
Will Northern, Vice Chair, CD 1
Jennifer Trevino, CD 2
Beth Welch, CD 3
Jesse Gober, CD 4

Sandra Runnels, CD 6
John Aughinbaugh, CD 7
Wanda Conlin, CD 8
Kevin Buchanan, CD 9

I. WORK SESSION / LUNCH 11:30 AM City Council Conference Room 290

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| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases | Staff |
| C. Presentation: 2018 Comprehensive Plan Update | Staff |

II. PUBLIC HEARING 1:00 PM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, FEBRUARY 6, 2018 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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| A. Call to Order | |
| B. Approval of December 13, 2017 Meeting Minutes | _____ Chair |

To view the docket: <http://fortworthtexas.gov/zoning/cases/>

C. CONTINUED CASES

- | | | | |
|--|---------------------|--|------|
| 1. ZC-17-203 | AERO ENDEAVORS, LLC | 325 NW 38 th Street and 3716 Clinton Avenue | |
| | 0.11 ac. | | CD 2 |
| a. Applicant/Agent: Penney Pollard | | | |
| b. Request: From: "A-5" Single Family To: PD/SU Planned Development/Specific Use for office/warehouse or aviation repair only to "I" Light Industrial standards, all operations in building, no outside storage, and waivers to side and rear setbacks to A-5 district; site plan waiver requested | | | |

2. . ZC-17-212 RUSSELL FOX 1081 Oak Grove Rd 14.53 ac. CD 8
- a. Applicant/Agent: Danny Scarth; Riverwood Management
 - b. Request: From: PD 815 Planned Development for all uses in "E" Neighborhood Commercial excluding alcohol sales for on or off premises consumption; site plan waived To: Amend PD 815 Planned Development to add mobile home and auto sales uses; site plan included

3. ZC-17-217 CITY OF FORT WORTH PARK AND RECREATION 3100 Bryant Irvin Rd and 3235 River Park Dr 9.24 ac. CD 3
- a. Applicant/Agent: City of Fort Worth Planning and Development
 - b. Request: From: "D" High Density Multifamily, "G" Intensive Commercial and "I" Light Industrial To: "A-5" Single Family

NEW CASES

4. ZC-17-097B CITY OF FORT WORTH PLANNING AND DEVELOPMENT 3947, 3951 East Loop 820 South, 5710 Grayson St. and 5737 Oakdale Dr. 8.71 ac. CD 5
- a. Applicant/Agent: City of Fort Worth
 - b. Request: From: "PD/G" Planned Development for all uses in "G" Intensive Commercial plus Outdoor Storage, Crane and Trunk Parking, and Vehicle Maintenance and Repair; site plan waived (Loop 820/Grayson) and "I" Light Industrial (5737 Oakdale Dr.) To: Amend "PD/G" to add Steel Fabrication for 3947, 3951 Loop 820 and 5710 Grayson St.; site plan waiver requested; and to "PD/FR" General Commercial Restricted plus Outside Storage, Truck/Trailer Sales, Trailer Manufacturing for 5737 Oakdale Dr; site plan waiver requested

5. ZC-17-219 WILLIAM WILSON 4425, 4429 & 4433 Wayside Ave. and 4420 Frazier Ave. 0.67 ac. CD 9
- a. Applicant/Agent: William Wilson
 - b. Request: From: "CF" Community Facilities To: "A-5" One-Family and "C" Medium Density Residential

6. ZC-17-220 FOURTH & SYLVANIA INC, S. CREAR, CITY OF FORT WORTH 412 S. Sylvania, 409 & 413 S Rayner, 2505, 2518 & 2521 Lawnwood 0.82 ac. CD 8
- a. Applicant/Agent: Joe Lacroix, Baird, Hampton & Brown
 - b. Request: From: "A-5" One Family, "B" Two Family and "J" Medium Industrial To: PD 1138 "PD/R2" Planned Development/or all uses in "R2" Townhouse/Cluster; units facing the Trinity River, South Sylvania, Galvez and Fisher Streets not to exceed four units per building and the interior units not to exceed five units per building, with a maximum density of 24 units per acre; site plan included

7. ZC-17-221 2925 RACE LLC 2919 and 2925 Race Street 0.79 ac. CD 9
- a. Applicant/Agent: Enviktus PLLC
 - b. Request: From: "MU-1" Low Intensity Mixed-Use To: "PD/MU1" Planned Development/ Low Intensity Mixed-Use plus bar/tavern; site plan waiver requested

8. SP-17-017 NEC SUMMER CREEK & SYCAMORE, LP 5200 block Sycamore School Rd.

- 3.00 ac. CD 6
- a. Applicant/Agent: Vista Property
 - b. Request: From: PD 246 PD Planned Development for all uses in "E" Neighborhood Commercial excluding tattoo and massage parlor; site plan required To: Provide required Site Plan for PD 246
9. ZC-18-001 820/30 INTERCHANGE LTD 1304 Alameda Street 10.8 ac. CD 3
- a. Applicant/Agent: Mark Allen- D.R. Horton, Inc.
 - b. Request: From: "A-5" One Family and "F" General Commercial To: "A-5" One Family
 - c. This case will be heard by the City Council on January 23, 2018.
10. ZC-18-002 GHI PROPERTIES CORP. 3625 and 3635 Northwest Centre Dr, 6600 Charbonneau Rd. 28.06 ac. CD 7
- a. Applicant/Agent: Mary Nell Poole-Village Homes, LP
 - b. Request: From: "G/AO" Intensive Commercial with NASJRB Airport Overlay To: "R1/AO" Zero Lot Line/Cluster with NASJRB Airport Overlay
11. ZC-18-004 STRATFORD LAND SLF IV-CHISHOLM TRAIL, LP 8900-9100 blks Summer Creek 38.6 ac. CD 6
- a. Applicant/Agent: Dunaway Associates
 - b. Request: From: PD 971 "PD/D" Planned Development for all uses in "D" High Density Multifamily with a maximum of 24 units per acre, site plan required; and "G" Intensive Commercial To: Amend PD 971 to reconfigure boundaries and a waiver to allow on-street parking to count toward required parking, site plan required; and "R1" Zero Lot Line/Cluster
12. ZC-18-005 MARCUS JACKSON 2512 Miller Ave. 0.38 ac. CD 5
- a. Applicant/Agent: Marcus Jackson
 - b. Request: From: "A-10" Single Family To: "E" Neighborhood Commercial
13. ZC-18-006 275 UNIVERSITY DR, LLC 275 University Dr. 1.72 ac. CD 9
- a. Applicant/Agent: Shana Crawford
 - b. Request: From: PD 936 Planned Development for all uses in "E" Neighborhood Commercial plus indoor storage of automobiles; site plan waived To: Amend PD 936 to remove auto storage and add auto sales and service; site plan waiver requested
 - c. This case will be heard by the City Council on January 23, 2018.
14. ZC-18-007 275 UNIVERSITY DR, LLC 251 University Dr. 0.81 ac. CD 9
- a. Applicant/Agent: Shana Crawford
 - b. Request: From: "E" Neighborhood Commercial To: "UR" Urban Residential
 - c. This case will be heard by the City Council on January 23, 2018.
15. ZC-18-008 DAVID MATOKE 3300 Rodolphus St. 0.55 ac. CD 5

- a. Applicant/Agent: Wayne Barton
 - b. Request: From: "AG" Agricultural To: PD 534 Planned Development "PD/I" Planned Development for all uses in "I" Light Industrial plus tow yard with short term auto storage without a primary use; site plan included
16. ZC-18-010 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: LOST CREEK NEIGHBORHOOD Generally bounded by I-30 (West Freeway), Diamond Bar Trail, Walsh Ranch and Devonaire Dr. 382.7 ac. CD 3
- a. Applicant/Agent: Various
 - b. Request: From: "A-5" Single Family and "F" General Commercial To: PD Planned Development for all uses in "A-10" One-Family with 20-foot minimum front yard setback and 50% maximum lot coverage; site plan waiver requested
17. ZC-18-011 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 2608 La Salle St. 0.11 ac. CD 8
- a. Applicant/Agent: City of Fort Worth
 - b. Request: From: "ER" Neighborhood Commerical Restricted To: "A-5" Single Family
18. ZC-18-012 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 1400 E. Ripy St. 0.16 ac. CD 9
- a. Applicant/Agent: City of Fort Worth
 - b. Request: From: "B" Two Family To: "A-5" One Family
19. ZC-18-013 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT SHORT TERM RENTAL AND EVENT CENTER/RENTAL HALL CD ALL
- a. Applicant/Agent: City of Fort Worth Planning And Development
 - b. Request: An Ordinance Amending The Comprehensive Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 21653, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth (2015), To Amend:
 - Articles 6, 8 And 12 respectively of Chapter 4, "District Regulations," specifically Section 4.603, "Residential District Use Table," Section 4.803, "Nonresidential District Use Table" and Section 4.1203, "Form-Based District Use Table" to provide for zoning districts where "Event Center or Rental Hall", "Indoor Amusement" and "Short Term Home Rental" are allowed and
 - Chapter 9, "Definitions" To Add Definitions For "Event Center Or Rental Hall" "Short Term Rental" and "Indoor Amusement" and revise the definition for "Transient And Short Term Resident"
20. ZC-18-014 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT: EXPANSION OF NONCONFORMING TWO FAMILY DWELLINGS CD ALL
- a. Applicant/Agent: City of Fort Worth Planning And Development
 - b. Request: An Ordinance Amending The Comprehensive Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 21653, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth (2015), To Amend:
 - Section 7.105(B), "One or Two Family Dwelling" Of Chapter 7, "Nonconformities" to remove the exception allowing the expansion of nonconforming two-family dwellings in One-Family Districts

Adjournment: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

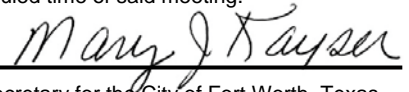
ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Wednesday, January 03, 2018 at 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas